

FOR SALE

THE PREMIER ST KILDA ROAD
OFFICE INVESTMENT SITUATED
ON AN EXPANSIVE DOUBLE SITE

ST KILDA RD  MELBOURNE



for sale via international expressions of interest closing

THURSDAY 27TH SEPTEMBER 2018 AT 2.00PM (AEST)

CBRE

100% LEASED TO MAJOR TENANTS AND OFFERING A PROTECTED PARKLAND OUTLOOK



A supremely prominent commercial office building comprising 19,645sqm* of net lettable area and 325 car bays



100% leased to a range of established national and international tenants including AIA Australia, Fuji Xerox and Webjet, providing a WALE of 4.5 Years* and an attractive staggered expiry profile



Ideally positioned within the most desirable corporate district of the St Kilda Road boulevard, benefiting from adjoining parkland access and unrivalled 360° city, bay and park views



Perfectly placed to benefit from significant rental reversion in the short-medium term in one of the strongest performing office markets in Australia



High expansive double-fronted landholding of 6,070sqm* - the joint largest site area of any commercial office in the St Kilda Road precinct - offering significant future development and repositioning prospects (STCA)



Constructed by Lendlease to the highest specification, boasting a grand, full height atrium foyer which provides excellent natural light throughout all common and tenancy areas



Estimated net income (fully leased) \$8,111,853 p.a.*



3.5 Star NABERS Energy Rating

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For more information please contact the exclusive sales and marketing agents:

KIRAN PILLAI

+61 438 381 172
kiran.pillai@cbre.com.au

JOSH RUTMAN

+61 499 881 202
josh.rutman@cbre.com.au

MARK WIZEL

+61 409 809 868
mark.wizel@cbre.com.au

LUKE ETHERINGTON

+61 400 026 840
luke.etherington@cbre.com.au

LEWIS TONG 汤冲云

+61 421 870 833
lewis.tong@cbre.com.au

*Approximately as at 1st December 2018. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.